

**Colorado Parks and Wildlife**  
*Wrights Lake State Wildlife Area Fee Title Acquisition*

Chaffee County	35 acres	Approximately nine miles southwest of Buena Vista
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Action Required
Recommend support for the acquisition in fee title of the Wrights Lake State Wildlife Area property (35 acres for \$1,150,000).

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Questions and Responses
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None.



**COLORADO**

**Parks and Wildlife**

Department of Natural Resources

## Capital Development Committee February 2022—Property Transaction Proposal

**Department of Natural Resources**

*Division of Parks and Wildlife*

<b>Action Requested</b>	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend support to the Colorado Parks and Wildlife Commission for the Division of Parks and Wildlife's proposal to purchase a fee title interest.
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<b>General Information</b>	
Name	Wrights Lake SWA Project # 20-065
Number of acres	35.02
Location	Approximately 9 miles southwest of Buena Vista, along Chalk Creek at the southern base of Mt. Princeton.
County	Chaffee

Costs / Source of Funding			
Purchase Price	\$1,150,000	Funding Source	GOCO and Habitat Stamp revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	FY 2020-21 GOCO Wildlife Purpose	
	Line Item	GOCO grant G20150	
	Appropriation	\$3,848,589.00	
	Remaining Unexpended Balance	\$3,597,346.92	
Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	FY 2021-22	
	Line Item	Land and Water Acquisitions PCPKP900C	
	Appropriation	\$11,000,000	
	Remaining Unexpended Balance	\$3,112,582.73	
Annual Monitoring and Operation Costs	\$1,416.61/year	This cost includes an annual estimated Impact Assistance Grant payments for this property. Funding will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$1,000	Funding will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing			



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## **Summary of Proposal:**

Fee title acquisition of 35.02 acres of vacant property in Chaffee County. The property has been leased by CPW since 1996 and managed as Wrights Lake State Wildlife Area. Much of the property is comprised of a lake and is open to the public for fly and lure fishing. This is a very popular mountain lake and stream for anglers because it is easy to access and provides excellent fishing opportunities. The lake is regularly stocked with catchable rainbow and cutbow trout. The acquisition would ensure perpetual public access to the property for anglers, wildlife viewing and protect important riparian, wetland, lake habitat, big game winter range, migration corridors and connectivity to other public lands in the county.

The current landowner, Deer Valley Lodging and Livestock, Inc., originally acquired the property in 1982. CPW will also acquire surface water rights associated with the property, which include 1 cfs from the Knox Ditch. The water will be used to support the management and recreational objectives of the property. CPW is not aware of any history of Ag activity on the property.

There is a great deal of development pressure at this location. The original application included two parcels, but the owners choose to sell one of the parcels to someone other than CPW. If CPW does not acquire the remaining parcel it is likely to be lost to the public.

According to a review of the first map referenced below, the Property inside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

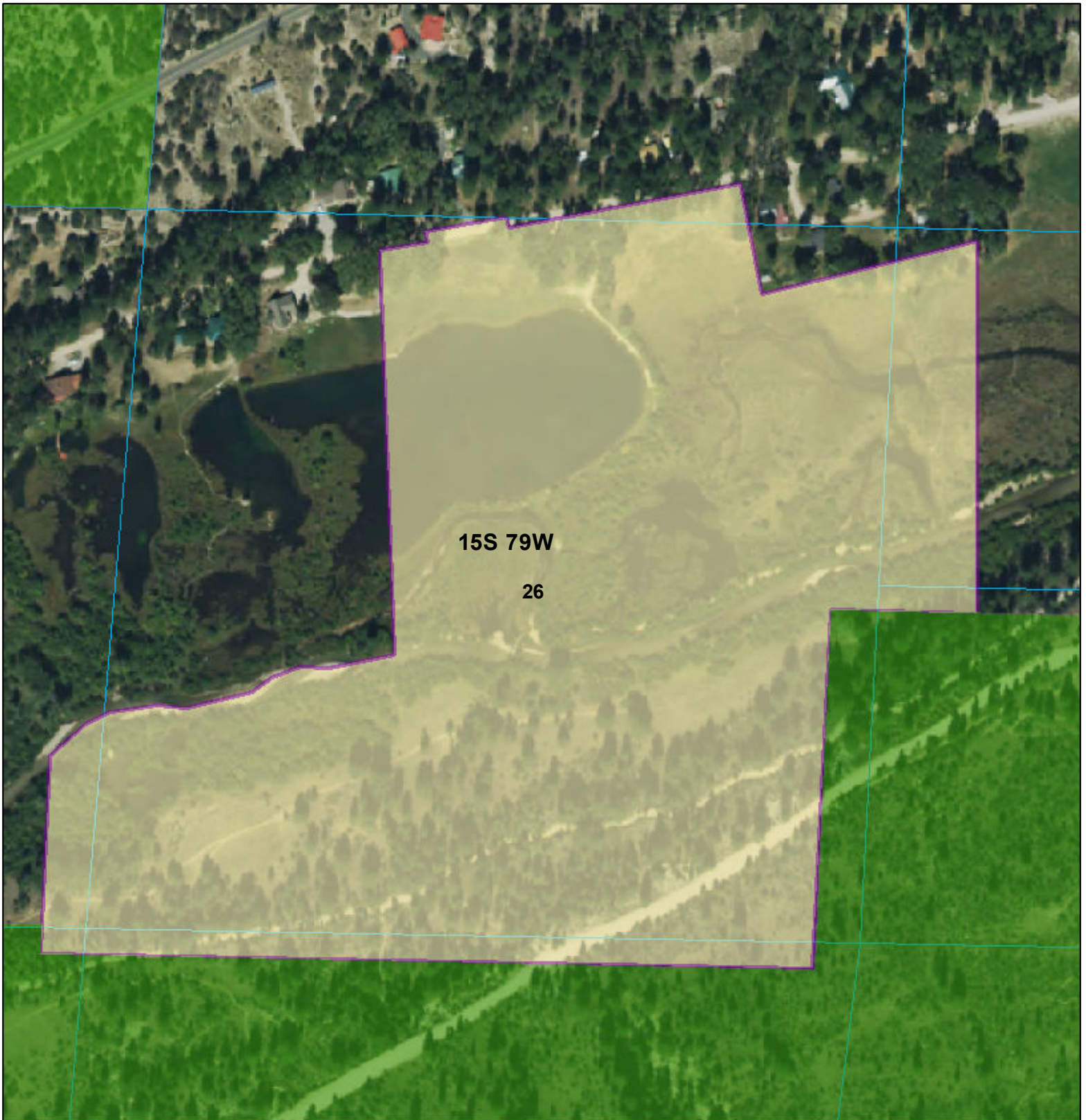
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

### Mineral Interest Ownership:

The mineral estate was reserved from the surface estate by the original patent granted in 1888. Due to the rugged geography and lake present on the property, the potential for mineral development is very low.

### Attachments:

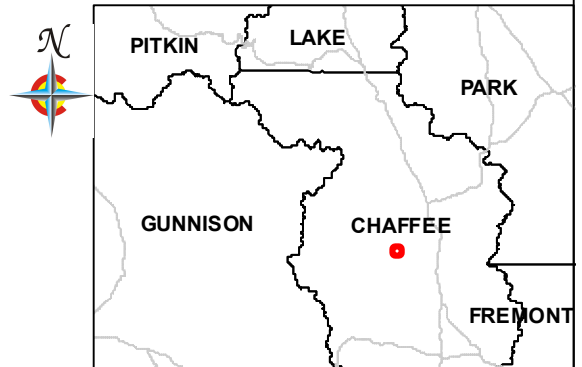
- Map
- Photos



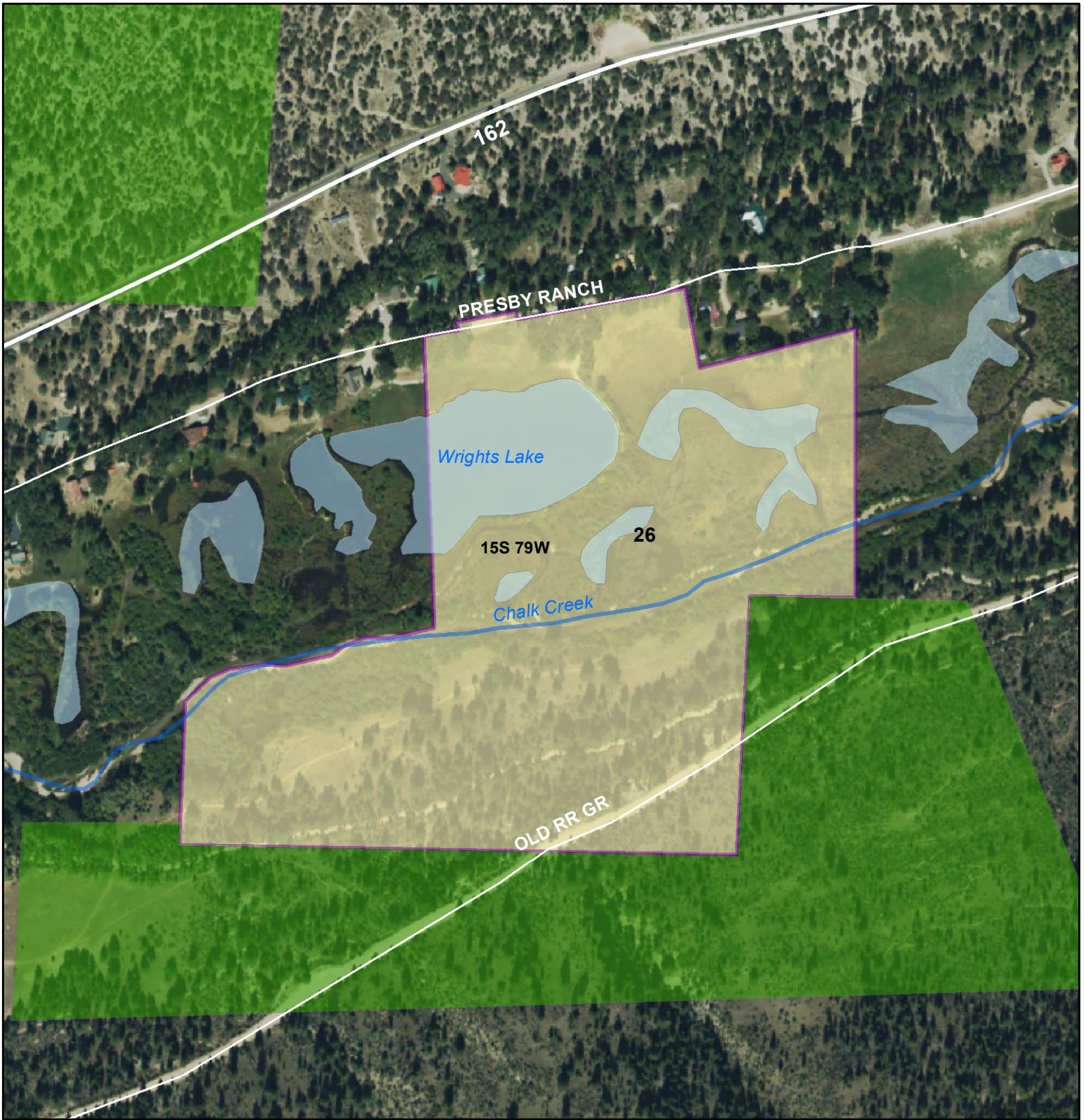
## Wrights Lake RFP Fee Title Acquisition 20-065 Chaffee County

-  Wright Lake RFP
-  USFS
-  Wrights Lake SWA




0 0.025 0.05 0.1 Miles



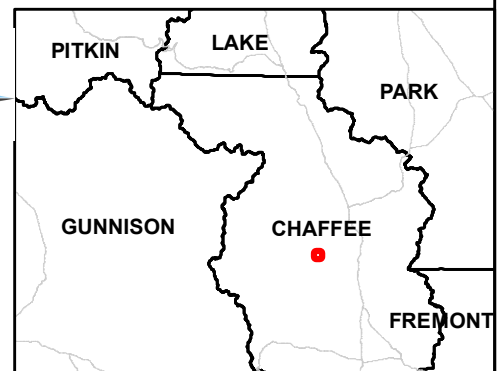




## Wrights Lake RFP Fee Title Acquisition 20-065 Chaffee County

-  Wright Lake RFP - West Half
-  USFS
-  Wrights Lake SWA

0 0.0375 0.075 0.15  
Miles







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**Parks and Wildlife**  
Department of Natural Resources

Wrights Lake SWA  
Fee Title  
Project # 20-065  
Chaffee County

Photos taken by: Shiloh Wittler – 7/14/2021



Designated parking area on north side of the property





Looking south across eastern portion of the property



Looking west along north side of Wrights Lake





Looking southwest across Wrights Lake



Looking south across east end of Wrights Lake





Looking west from east end of Wrights Lake



Looking southeast across wetland and river corridor area





Looking north across Wrights Lake



Fishable side channel south of Wrights Lake





Looking east along Chalk Creek



Looking north from southern portion of the property





Looking west along south side of Chalk Creek



Timber in southern portion of the property





Looking west along south side of Chalk Creek across timbered portion



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**Parks and Wildlife**

Department of Natural Resources

Salida Service Center  
7405 W Highway 50, Suite 101  
Salida, CO 81201  
P 719.530.5520 | F 719.530.5554

January 10, 2022

Chaffee County Board of Commissioners  
PO Box 699,  
104 Crestone Ave.,  
Salida, CO 81201

RE: Wright's Lake SWA - Fee Title to CPW - 20-065 Concurrence Letter Request

I am writing to request your support for the fee title acquisition of property by Colorado Parks and Wildlife (CPW). The property to be acquired is 35 acres of private land, currently owned by Deer Valley Lodging and Livestock, which includes 3.9 acre Wright's Lake and 1800 feet of Chalk Creek. The proposal includes a decree of surface water rights. The property is located approximately six miles west of Hwy 285 along County Rd. 291. CPW will be presenting this acquisition to the Capital Development Committee in the near future.

The property has been leased by CPW since 1996 and managed as Wright's Lake State Wildlife Area. It is currently open to the public for fly and lure fishing. This is a popular mountain lake and stream for anglers, due to easy access and excellent fishing opportunities. Wright's Lake is regularly stocked with catchable rainbow and cutbow trout. The acquisition would ensure perpetual public access to the property for anglers, and wildlife watchers. It will also protect important riparian, wetland and lake habitat in Chaffee County. This acquisition protects big game winter range, migration corridors and connectivity to other public lands in Chaffee County.

Colorado Parks and Wildlife respectfully requests your support in the fee title acquisition of this property. If you either support, or do not object to this lease, please sign at the bottom of this letter and return to me at your earliest convenience. You may either send by mail to the address listed above or email to me at [sean.shepherd@state.co.us](mailto:sean.shepherd@state.co.us).

Sincerely,

Sean Shepherd  
Area Wildlife Manager

We support / do not object to this proposal.

  
Chaffee County Board of Commissioners

Date: 2/1, 2022

